

Village of Lansing
Planning Board Meeting
January 8th, 2018

The meeting of the Village of Lansing Planning Board was called to order at 7:05 PM by Chairperson, Mario Tomei.

Present at the meeting were Planning Board Members: Mike Baker, Carolyn Greenwald, Jim McCauley, and Lisa Schleelein; Code Enforcement Officer, Adam Robbs; Village Engineer, Brent Cross; Board of Trustee Liaison, John O'Neil; Village Attorneys, David Dubow and William Troy. Also present were David Huckle with Pyramid Brokerage, Justin Marchuska with Marchuska Brothers Construction LLC, and Alton Ainslie and Dan Walker with Labella Associates.

Absent: None

Tomei announced that Jim McCauley has been appointed by the Board of Trustees as a full Planning Board member filling the seat left vacant by Deborah Dawson.

Public Comment Period

Tomei opened the public comment period. With no one wishing to speak, Schleelein moved to close the public comment period. Seconded by Baker; Ayes by Tomei, Baker, Greenwald, McCauley, and Schleelein.

Public Hearing to Consider

Special Permit # 4108 for Marchuska Brother Construction LLC for possible development of tax Parcel # 45.2-146.5 which consists of development of vacant building addressed as 1020 Craft Road and Approx. 1.8 acres transforming them into professional office space.

Alton Ainslie, Dan Walker, and David Huckle were present to represent Marchuska Brothers.

The new map presented differs from the previous version and now includes the location of a fenced dumpster enclosure, planting plan, and lighting plan. Marchuska is asking for a variable buffer zone, with the vegetation cleaned up. Storm water will be collected and discharged towards the stream. Much of the existing pavement on the Craft Road side of the building will be eliminated to allow for 2 entrance drive ways. There will be a total of 8 to 12 evergreen trees, such as Colorado spruce, Norway spruce, and Colorado fir, along with 8 bushes, such as Armstrong juniper. The trees will be 4 to 5 feet to start with, not seedlings.

Tomei expressed concern that there are not enough low growing plants to block headlights, Ainslie assured that the lights will be blocked or additional plantings will be installed.

Schleelein mentioned some of the trees they are considering are not deer resistant. Ainslie indicated that Labella will consult with their arborist.

The new lighting plan includes 20-ft. pole lights around perimeter as well as the exterior lighting on the building. All lighting will be LED, pointed down to highlight parking area and sidewalks. The lighting will not shine onto the neighborhood behind them.

51 Schleelein said that the plan looks fine but it will have to be approved by the Lighting Commission. She
52 asked where the building sign will be located and whether it would be lighted. Ainslie responded that it
53 will be at the property line where the sidewalk turns; it is not yet decided whether it will be lighted or not.
54 Square footage of the sign will depend on the tenants.

55
56 Robbs asked about the possibility of propane tanks location, and Ainslie responded that any tanks if
57 required will be buried 25 ft. from the building in a grassy area with plantings.

58
59 Cross asked if gas will be needed by the tenant. Ainslie said a decision has not yet been made about that.

60
61 Tomei asked what type of heating will go into the building, if it will be ductless or not. Ainslie says they
62 will be ducted up above the ceiling.

63
64 Schleelein asked a question about heat pumps in general because it is her understanding that they are not
65 very effective in cold weather. Ainslie said that electric heat will be the backup and built into the system.

66 .
67 Robbs confirmed that it is required to have two sources of heat if using a heat pump system, with one as a
68 backup.

69
70 McCauley asked who the prospective tenant is, and is it a medical tenant. Ainslie indicated it is a medical
71 tenant.

72
73 Dubow said that at the next meeting there will be a SEQR review, short form, in order for Labella to
74 continue with the project.

75
76 Cross gave his feedback-- the traffic circulation is clear and acceptable, the drainage plan is also
77 acceptable, noting that it is fully compliant with storm water regulations even though it is a
78 redevelopment.

79
80 Walker said that the majority of property is flat, and that some Stormwater drained to the back, where a
81 creek is and some is drained to the front to a roadside ditch.

82
83 Tomei raised concerns over the driveway to the east side where there is a drop off. Walker indicated that
84 they will level it off and curve it.

85
86 Cross continued with feedback, confirming what the water service is. There will need to be a pressure
87 check, but a sprinkler system will not be needed. Regarding the sewer unit, they will have 3 to 4 units
88 within the building.

89
90 Cross asked that they document what the water use projection will be for the building.

91
92 The Planning Board had no further questions or comments.

93
94 Tomei said that this public hearing will remain open and continue possibly at next Planning Board
95 meeting on January 30th

96
97
98

99 **Approval of Minutes**

100

101 **June 27, 2017**

102 Greenwald moved to accept the minutes as amended. Seconded by Schleelein. Ayes by; Tomei, Baker,
103 Greenwald, and Schleelein. Nays: None. Abstention by McCauley.

104

105 **July 25, 2017**

106 Schleelein moved to accept the minutes as amended. Seconded by Baker. Ayes by; Tomei, McCauley,
107 and Schleelein. Nays: None. Abstentions by Greenwald and McCauley.

108

109 **August 29, 2017**

110 Greenwald moved to accept the minutes as amended. Seconded by Schleelein. Ayes by Tomei,
111 Greenwald, and Schleelein. Nays: None. Abstentions by Baker and McCauley.

112

113 **September 11, 2017**

114 Baker moved to accept the minutes as amended Seconded by Greenwald. Ayes by Tomei, Baker, and
115 Greenwald. Nays: None. Abstentions by McCauley and Schleelein.

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117 **September 26, 2017**

118 Schleelein moved to accept the minutes as amended. Seconded by Greenwald. Ayes by Tomei,
119 Greenwald, McCauley, and Schleelein. Abstention by Baker.

120

121 **November 13, 2017**

122 Delay until next meeting because of more specific changes to go over.

123

124 **December 11, 2017**

125 Delay until next meeting because of more specific changes to go over.

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127 **Trustee Report:**

128 None

129

130 **Other Business**

131 Discussion by Planning Board members about the proposal for the PDA and possible subdivision of The
132 Shops at Ithaca Mall. Discussion revolved around the preliminary proposal and if it is complete.

133

134 Robbs asked the Board what they require from the developer to make this a complete proposal in order to
135 move on to the next step

136

137 Tomei read the steps Sections 4-7 of Appendix A-2 of the Village code.

138

139 There was much discussion about the proposal intent, if the proposal is complete, and whether the
140 proposal follows the intent of the Village Comprehensive Plan. Concerns were also expressed about
141 safety and lighting.

142

143 More discussion was had regarding the next steps, about the application and fees that need to be collected,
144 and the scheduling of the developer's conference.

145

146 There was also discussion about Planning Board authority to require conditions or recommend items to
147 the developer. The Planning Board only has the authority to recommend conditions to the Board of
148 Trustees for their consideration and action.

149
150 Dubow asked Robbs if the Mall owner has had any success in other areas with the type of restructuring
151 proposed in the PDA. Robbs said most developments he researched are too new to tell but some have
152 had properties subdivided and new development is ongoing.

153
154 Additional discussion revolved around flooding and Stormwater management concerns. It was agreed that
155 a review of the Stormwater system on the property needs to be required.

156
157 Lighting also is an identified issue and a photometrics study of the current exterior lighting will be asked
158 for to see how it affects the residential area behind the Mall and other adjacent properties.

159
160 **Adjournment**
161 Schleelein moved to adjourn at 10:10 PM. Seconded by Baker; Ayes by Tomei, Baker, Greenwald,
162 McCauley, and Schleelein.